

THE REAL ESTATE MARKET

NEW MANHASSET BAY RESORT

PLANNED BY E. M. RULAND.

Ten acres of Marsh Land to be filled in and improved with Casino, Polo Grounds, Baseball Park, Automobile Course and Piers—Channel to be Deepened.

Yesterday's brokerage transactions, although mostly up to the seasonal average in number, affected a considerable variety of property. Loft buildings, high grade dwellings, elevator apartment houses and speculative holdings in the midtown section figured in the trading, along with flats, tenements and vacant lots. A block of eighty-four lots in Brooklyn was purchased by the Beverly Construction Company for improvement with two family houses.

On Long Island, E. M. Ruland bought through G. Smith Stanton from William Johnston ten acres of marsh land at the head of Manhasset Bay. The property, with others that are being negotiated for, runs from the pond on the Payne Whitney estate down the bay for half a mile to the plant of the L'Hommedieu Mills. A stone bulkhead is to be constructed from the L'Hommedieu Mills across the bay. The marsh from the bulkhead to the head of the bay is to be filled in and on it a casino will be erected and an auto track, a polo field, tennis courts and a baseball park will be laid out. A bill is before Congress appropriating \$100,000 for dredging the channel of Manhasset Bay. When this Government work is done pleasure craft will be able to land at the bulkhead.

The Vesey street exchange was the scene of two important auction sales of Bronx lots, conducted by George R. Read and Joseph P. Day. The attendance was smaller than that at any recent lot sale of consequence, except Bryan L. Hennelly's on Tuesday. The bidding, slow and although all the lots that were put up were struck down some of the largest buyers professed to be acting for clients whose names could not be learned. Of the Bailey estate lots at Kingsbridge 24 were sold for a total of \$399,215. The remaining twenty-one lots were withdrawn owing to an error in the survey. The sixty-three lots and two other tracts in the Tremont section offered by Mr. Read brought \$146,550.

Private Sales.

PRINCE STREET—Frederick Fox & Co. have sold for Guy Witham to an investor, Nos. 131 to 133 Prince street, a seven story loft building, on plot 60371.3, adjoining northeast corner of Woodland street.

FORTY-EIGHTH STREET—The estate of Marshall O. Roberts and John S. Barnes has sold Nos. 20 and 22 East Forty-eighth street, two four story and basement brownstone front dwellings, on plot 50100.5.

MADISON AVENUE—John J. Kavanaugh has sold for John Rehman No. 1291 Madison avenue, a four story and basement dwelling, on plot 20252. The buyer will occupy the house.

NINETEEN-FORTH STREET—Nathan H. Well has sold for John H. and Lillian Ryer to Ernest Bohne No. 32 East Nineteen-Forth street, a five story flat, on lot 23100.9. The buyer recently bought No. 334, adjoining.

NINTH AVENUE—Arnold & Byrne have sold for Josephine MacDonald Nos. 241 to 247 Columbus avenue, a five story flat, on lot 10232.30, at the northeast corner of Seventy-first street.

NINTH STREET—John M. Thompson & Co. have sold for Peter Korn to S. Michaelhauser the Stella, a seven story apartment house at Nos. 306 and 308 West Ninth street, on plot 50100.1.

NICHOLAS AVENUE—Harry White has sold for Carolina Rosa No. 146 St. Nicholas avenue, a five story double flat, with stores, on lot 23100.1.

PORTY-EIGHTH STREET—Jacob J. Talbot has sold for Peter Malone to George Scholten the five story double flat at No. 25 East Porty-eighth street, on lot 23100.3.

SEVENTEENTH STREET—Hubert & Isabel, in conjunction with Louis & Carter, have sold for Rufus King, trustee of the estate of Julia L. Fitch, the three story front and rear building at No. 110 West Seventeenth street, on lot 25392. To Irving J. Kemper, who will erect a six story loft building on the site.

FIFTEENTH STREET—John Peters & Co. have sold for Helene Galewaki to Louis Arstein No. 419 East Fifteenth street, a five story tenement, on lot 23100.3.

THIRTEENTH STREET—H. J. Kantrowitz and Polizzi & Co. have sold for Coroner Peter Acitelli Nos. 410 to 412 East Thirteenth street, a plot 1611013.3, irregular, to S. Vanderman, who will build three six story tenements on the lot.

BROOM STREET—M. Glas has sold to A. D. Paoli No. 374 Broom street, a six story tenement, on lot 23117.

EIGHTY-FIRST STREET—Alexander Strong has sold the five story flat at No. 210 East Eighty-first street, on lot 25102.2, to Frank G. Weiss.

FORTY-SEVENTH STREET—Samuel Sobel has sold the five story tenement at No. 344 East Forty-seventh street, on lot 25102.2, to Walter F. Baylis, who sold for John Lodergeran the plot, 50102, on Rodman place, east of West Forty-seventh street.

COLLEGE AVENUE—S. Ullman has sold for Applebaum & Reiss the three story brick three family house at No. 1039 College avenue, on lot 1039.

HILL AVENUE—Louis Jaek has sold the southwest corner of Hill avenue and North street, a plot 110,545.9, irregular, to S. Ullman.

Miscellaneous.

The executors of the Russell Sage estate recorded a mortgage yesterday for \$500,000, to secure the property of the estate, of Broadway and Forty-fifth street, owned by Thomas B. Hadden. It is for a term of five years at 4% per annum.

Guillard Realty Company and Douglas Robinson, Charles S. Brown & Co. negotiated the sale of No. 57 West Fifty-second street, recently sold by George F. Chamberlain.

Hollie Flood is the buyer of No. 129 East Ninety-first street, sold recently through Joseph R. Nutter is the buyer of No. 32 West Ninety-first street, sold recently through Joseph R. Nutter.

First & Herrick were the brokers in the sale of No. 79 Perry street to Charles Bolde. Second & Herrick were the brokers in the sale of No. 4 and 6 West Ninety-first street, sold recently through Joseph R. Nutter.

Charles Scholten has sold for the Knabe Piano Company in the Knabe Building, southeast corner of Thirty-ninth street and Fifth avenue, the entire top floor to W. M. Osterlander, at a total rental of \$2,500; also leases to the following tenants: Dayton Construction Company, Signile, Eckert, Francis, Harper, Clarence M. Hyde, George P. Bent, William H. Day, Walker & Hazard, Richard S. Weisman, S. Broder and the Atlantic Cement Company.

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4-1982, 4-1983, 4-1984, 4-1985, 4-1986, 4-1987, 4-1988, 4-1989, 4-1990, 4-1991, 4-1992, 4-1993, 4-1994, 4-1995, 4-1996, 4-1997, 4-1998, 4-1999, 4-2000, 4-2001, 4-2002, 4-2003, 4-2004, 4-2005, 4-2006, 4-2007, 4-2008, 4-2009, 4-2010, 4-2011, 4-2012, 4-2013, 4-2014, 4-2015, 4-2016, 4-2017, 4-2018, 4-2019, 4-2020, 4-2021, 4-2022, 4-2023, 4-2024, 4-2025, 4-2026, 4-2027, 4-2028, 4-2029, 4-2030, 4-2031, 4-2032, 4-2033, 4-2034, 4-2035, 4-2036, 4-2037, 4-2038, 4-2039, 4-2040, 4-2041, 4-2042, 4-2043, 4-2044, 4-2045, 4-2046, 4-2047, 4-2048, 4-2049, 4-2050, 4-2051, 4-2052, 4-2053, 4-2054, 4-2055, 4-2056, 4-2057, 4-2058, 4-2059, 4-2060, 4-2061, 4-2062, 4-2063, 4-2064, 4-2065, 4-2066, 4-2067, 4-2068, 4-2069, 4-2070, 4-2071, 4-2072, 4-2073, 4-2074, 4-2075, 4-2076, 4-2077, 4-2078, 4-2079, 4-2080, 4-2081, 4-2082, 4-2083, 4-2084, 4-2085, 4-2086, 4-2087, 4-2088, 4-2089, 4-2090, 4-2091, 4-2092, 4-2093, 4-2094, 4-2095, 4-2096, 4-2097, 4-2098, 4-2099, 4-2100, 4-2101, 4-2102, 4-2103, 4-2104, 4-2105, 4-2106, 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